

**Date:** April 11, 2018  
**To:** South Linden Area Commissioners  
**CC:** Kevin Wheeler, Jackie Yeoman  
**From:** Alex Sauersmith, Columbus Planning Division  
**Re:** South Linden Land Use Plan – Summary of Feedback Received  
**Attachments:** South Linden Land Use Map

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As part of the Planning process for the South Linden Use Plan, the City of Columbus Planning Division developed a Draft Recommended Land Use Map, the majority of which was based on existing land uses. Where changes were proposed (i.e. where the recommended land use  $\neq$  existing land use), staff took into account existing zoning permissions where property owners currently have the right to develop their properties with increased intensity, as well as best practices grounded in the Guiding Principles of the Columbus Citywide Planning Policies (C2P2), with special attention to the following C2P2 principle statement: *Mixed Use and highest density residential development is encouraged within established commercial centers and along primary corridors with access to transit.*

As part of the public engagement process an online survey was conducted which received 26 responses (1-on-1 communication via phone or email communication was offered as well). Additionally, an online public input land use map was offered with the online survey. Both the survey and the map were hosted on a City of Columbus webpage and advertised by the South Linden Area Commission via email and posting on the CelebrateLinden app. The survey and input map were also posted on the Linden Community Plan website. Lastly, the South Linden Area Commission was briefed on the land use plan on “dates” and their input was requested.

The South Linden Land Use Plan public outreach was done in coordination with the Linden Community Plan outreach efforts. During the Linden Community Plan Open Houses on March 11, 2017 and December 7, 2017 community members provided input by speaking with Planning Division staff.

At the March 11<sup>th</sup>, 2017 Linden Community Plan Kick-Off Open House, Planning Division staff were present to discuss the South Linden area with residents and to collect their comments and concerns. At the December 7<sup>th</sup>, 2017 Linden Community Plan Open House, maps and comment boards were displayed by Planning Division staff in order to gather public input on the proposed land use and development policies.

After a description of how mixed-use development would be encouraged on primary corridors, one of the boards posed the question: Do you support mixed-use development along Cleveland Avenue and Hudson Street? Seven attendees supported mixed-use development along these corridors.

After a short description of how updated design guidelines will positively impact new development the same board posed the question: Do you support updated design guidelines for new development? Three attendees supported updated design guidelines. All other responses gathered from attendees were supportive.



Some of the key comments gathered at the open houses are as follows:

- Cleveland Avenue needs a variety of open shops with renovated facades and well-lit places to park
- The area should feel safe for those walking
- Abandoned housing needs to be addressed through rehab and demolition
- Financial protections for current and long-term homeowners need to be in place
- Land Redevelopment program is good, but too complex, slow, and more geared to developers/investors
- Clean up the area – eliminate litter
- Support was expressed for mixed use along Cleveland Avenue and Hudson Street
- Support was expressed for updated design guidelines
- Support was expressed for maintaining the character of existing residential areas

### **Results of the Online Survey**

An online survey was conducted from January 3, 2018 to February 28, 2018. The survey posed a series of questions about land use and development policies and design. The survey received 26 responses. Some of the highlights are as follows:

- 88% responded that they support mixed-use development along Cleveland Ave, Hudson St, and Weber Rd
- 100% responded that they support appropriate single and double-unit homes in existing residential areas
- 92% responded that they support updated design guidelines for new development

Some common themes from the comment sections are as follows:

- There is a need for a grocery store or food market that offers a variety of healthy foods
- There is a need to more quality employment opportunities in the area
- Design guidelines need clarification, they could lead to gentrification
- There is a need for business and other economic development
- There are concerns over the displacement of current residents

The survey respondents were 72% female, the largest responding age group were between the ages of 30-39 (32% ); 73% identified as Black or African-American; and 40% had no children under the age of 17 in their household.